

Proposed Green Swamp Large Lot Amendment

In the Conservation Core District (COREX):

- Amend POLICY 2.132-D4 to establish the measurement of acreage to include to the centerline of Local and Collector Roads.
- Amend POLICY 2.132-D4 to calibrate measurement of the 20-acre minimum relative to the size of the Section if the Section is less than 640 acres in size.

In the non-COREX portion of the Rural Special Protection Area:

- Amend POLICY 2.132-D8 to establish the measurement of acreage to include to the centerline of Local and Collector Roads.
- Amend POLICY 2.132-D8 to calibrate measurement of the 10-acre minimum relative to the size of the Section if the Section is less than 640 acres in size.
- Amend POLICY 2.132-D8 Count density transfer out of wetlands to 10 acres in A/RRX

This amendment is proposed as a matter of equity by removing the wetland density penalty on A/RRX properties. It also improves implementation by measuring density/lot size in the Green Swamp in a manner consistent with the method used in the rest of the County.

Staff has gathered data on properties in the Green Swamp and found that the changes proposed to measuring lot size could have the maximum effect of enabling 153 additional properties (**6% increase**) in the COREX district and 1,142 additional properties (**13% increase**) in the A/RRX district.

41.% of the properties in the A/RRX district are estimated to be wetlands. The change in wetland transfer in the A/RRX district by approximately 260 potential additional units transferred to uplands. These lots are included in the 1,142 additional lots estimated above.